



*Goose Creek Meeting House, Lincoln, Virginia
Photo courtesy of: Paul Glenshaw*

Chapter 10

Design and Preservation Guidelines: Guidelines for the Preservation of Historic Standing Structures

Principles

The following guidelines outline five strategies for the preservation of historic standing structures. The guidelines are derived predominately from the standards and guidelines of the National Park Service. These strategies are prioritized in the order listed below.

1. Preservation

- a. The original use/use type of the structure should be preserved. Structural stabilization, rehabilitation and/or restoration should be executed as necessary to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Standards for Rehabilitation (36 CFR 67).
- b. Historic structures should be protected in the context of their natural and/or cultural settings. The County will develop a package of incentives to encourage property owners to limit development within this area.
- c. New developments that extend into the viewshed and/or setting of a historic structure will be reviewed for compatibility with the architecture and associated landscape of the historic structure.
- d. Architectural Compatibility Guidelines: In reviewing new land development applications for compatibility with historic structures, the following factors should be taken into consideration:
 - i. Building mass and height in relation to that of surrounding development within its viewshed
 - ii. Roof form
 - iii. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite buildings within the viewshed of the historic resource(s)
 - iv. Building orientation
 - v. Number, placement and proportion of façade fenestration, including primarily the doors and windows
 - vi. Size, shape and proportion of entrance features such as porches
 - vii. Choice and color of exterior construction materials
 - viii. Architectural detailing
 - ix. Landscape elements such as vegetation, fences, walkways, etc.

2. Adaptive Re-use

- a. While it may not always be possible to preserve or promote the original use for which a historic structure was constructed, the County recognizes the value of the building itself as a historic resource and calls for its preservation through adaptive re-use.
- b. The proposed re-use should be consistent with and implement the land use policies for the area as defined in the County's Comprehensive Plan.
- c. The historic landscape associated with the structure should be protected to preserve the resource in its context.
- d. The proposed use should generally be compatible with the surrounding landscape and development patterns. For instance, any additional parking, lighting or signage requirements necessitated by the re-use of the historic structure should be appropriately sized and/or shielded

to minimize any adverse impacts on the character of the surrounding area. The County will amend its regulatory documents to ensure that the minimum parking, signage, lighting and other design requirements do not adversely impact the historic character of an area.

3. Record and Relocate

- a. The proposed use of a relocated structure should be compatible with the land use policies of the receiving site and surrounding uses.
- b. The site to which a historic structure is relocated/receiving site should meet the following established criteria:

Moving Historic Standing Structures: Criteria for Receiving Sites

- i. Receiving sites should ensure that the historic resource is compatible with its new landscape. (Refer to the section on Architectural Compatibility Guidelines)
- ii. Locate the structure where it is similar in architecture and period to the existing buildings.
- iii. Locate the building within the same historic district or a historic district with a similar architectural period.
- iv. Retain all the important character defining architectural features that contribute to the historic authenticity of the building.
- v. Landscape the site with indigenous plantings similar to those at the original site.

4. Record and Dismantle

- a. Dismantle a building if:
 - i. The building is structurally unstable
 - ii. It can be shown that at least 60 percent of the structural integrity of the building has been compromised based on current structural engineering standards
 - iii. Incompatible additions or modifications over time have depleted the historic value or integrity of the structure.
- b. Dedicate or sell building materials salvaged from historic structures to the County, or another public or private agency/organization that is involved in the preservation field.
- c. Include with these materials a written history of the structure from which the materials were salvaged.

5. Record and Demolish

- a. Demolish a building if:
 - i. The building is structurally unstable.
 - ii. It can be shown that at least 60 percent of the structural integrity of the building has been compromised based on current structural engineering standards
 - iii. Incompatible additions or modifications over time have depleted the historic value or integrity of the structure.

Guidelines for the Delineation of Historic Settings

Historic settings comprise both natural and cultural elements. To assist in the delineation and preservation of these settings, the Preservation Plan calls for the definition of two components of settings: the 'Viewshed' and the 'Resource Setting.'

Viewsheds may be defined simply as the foreground of the resource. The definition of resource settings is more complex. The resource setting of a historic structure includes the historic landscape associated with the structure, including the foreground and background or the backdrop against which the structure is viewed. The viewshed may be considered a component of the resource setting.

1. Viewshed

- a. The viewshed of a historic structure or complex is generally defined as the foreground of the primary structure(s) to the public right-of-way that serves as the primary access to the site.
- b. In the case of a historic district or a landscape such as a battlefield, the viewshed should include the views to and from all public rights-of-way adjacent to the district or landscape.
- c. The viewshed should be protected from at least one point on the public right-of-way that serves as the primary access to the site.
- d. Some historic properties are located in less visible areas of the County from the perspective of heritage tourism and public access. These sites are typically located away from major travel corridors, nestled in remote corners of the county, etc. In such areas that are typically not frequented by tourists or the general public, the viewsheds may be terminated at the property boundary and not extend to the public right-of-way.

2. Resource Setting

- a. Protect the historic resource in the context of their historic setting that includes both the natural and cultural landscape elements on the property.
- b. The resource setting is the immediate foreground and background of the resource and includes the following elements:
 - All contributing structures
 - Landscape elements such as tree lines, driveways, historic roadbeds, gardens, walls and fences associated with the structure.
- c. The resource setting should be protected from at least one point on the public right-of-way that serves as the primary access to the site. The setting will include all or part of the viewshed as defined above.
- d. Include all contributing structures in the definition of the setting. If this is not feasible, focus on the primary structure.
- e. Applicants should identify contributing landscape elements, define the boundaries of the resource settings and assess their historic significance within the scope of a Context Analysis Report. The Context Analysis Report should also identify the viewing point(s) and include a definition and analysis of the areas visible from these viewing points on the public right-of-way.

- f. Qualified County staff and/or the Heritage Commission will review applications requesting to modify the historic settings. The modified setting and the materials should not detract from the historic authenticity of the resource. Characteristics such as the height, density and species/species composition of vegetation, design, material and layout of landscape elements such as stone walls and/or the architectural compatibility of buildings intended to redefine the natural boundaries of viewsheds should be considered in the review.

3. Buffer Guidelines

In developing buffers around historic resources to protect them from incompatible development patterns or to modify the boundaries of a historic setting or viewshed, the following guidelines will be followed.

- a. A historic structure or complex should be appropriately buffered from surrounding development when the structure or complex cannot be protected in its natural or cultural setting or the historic landscape cannot be preserved in its entirety.
- b. Buffers may serve to define or direct views to and from the resource. They may also be used to define narrower boundaries for the viewshed or resource setting of a historic structure and shield the historic resource from incompatible surrounding developments.
- c. Buffers may consist of vegetation or be constructed out of traditional landscape elements such as stone walls.
- d. These buffers should be protected through perpetual open space easements.
- e. Applications should be reviewed to ensure that the design, layout and choice of materials for the buffer maintain or enhance the historic authenticity of the resource.

Development Siting Guidelines

Application

Development siting guidelines are intended to mitigate the impacts of new development on the historic and cultural resources and landscapes of Loudoun County. These guidelines will apply to all new developments proposed within the viewshed or resource setting of a historic structure, cultural landscape or historic district. The historic significance of a resource will be determined through the Phase-1 Report. The development siting guidelines will also apply to all new developments proposed within the viewsheds of designated heritage corridor, including Virginia Byways, State Scenic Rivers and mountain ridges.

1. Site Development

- a. Retain natural site contours
- b. Avoid placing structures on ridgelines or hilltops. Structures should follow the natural topography unless sound engineering standards suggest that it is not feasible.

2. Site Layout

- a. Incorporate existing features such as trees, hedgerows, walls and fences into the design of new building sites in order to blend with the surrounding landscape.

- b. Locate new buildings in such a way that the natural contours and vegetation screen them from the historic resource.
- c. Orient buildings in a coherent relationship to each other with one or more organizing elements such as a park, civic or community center, stream corridor or access road.
- d. Face buildings towards the public right-of-way. Exceptions to this guideline will be considered on a case-by-case basis. This rule may be waived if for instance, buildings face each other across a pedestrian pathway, a green, square, etc.

3. Building Design

- a. Building form and orientation should enhance and/or direct existing views.
- b. Break down the building mass into smaller units, except for uses that are characterized by large buildings such as barns.
- c. The design should establish a hierarchy in the building mass, with the smaller masses located closer to the public right-of-way.
- d. The design should be visually compatible with adjoining historic properties. This does not necessarily mean that the architectural style of the historic structure should be duplicated.
- e. Designs associated with national franchises or chains proposed within the viewshed of historic resources should be subject to review by the Heritage Commission to ensure their consistency with established architectural compatibility standards.
- f. Avoid large expanses of blank walls. Modify surface planes through recessions, projections, introduction of fenestration, variations in building materials, color, texture, etc. Exceptions may be allowed in uses that are designed in accordance with traditional architectural principles, such as barns.

4. Transportation and Parking

- a. Reduce the number of curb cuts by consolidating site access with shared, well-defined entrances.
- b. Avoid large expanses of parking lots. Break parking areas into smaller units. Landscape parking areas to minimize the visual and environmental impacts of impervious surfaces.
- c. Avoid placing parking areas in front of buildings. Distribute parking spaces to the sides and rear of buildings.

5. Services

- a. Locate storage and service areas away from public view and screen them with plant materials and/or berms, as necessary.

6. Towns and Villages

- a. When developing within a town, its Joint Land Management Area or a village, the development should be compatible with the predominant development pattern within the town or village.

- b. The primary factors that should be considered in determining the compatibility of a proposed development include density, street layout, building siting, mass, form and orientation.



*Late 18th Century House, Cooksville
Lost to demolition*